

SITE PLAN REVIEW AGENDA

Tuesday, October 31, 2017

NEW SITE PLAN REVIEW APPLICATIONS

None

SITE PLAN REVIEW PROJECT UPDATES:

File #: **SP-12-17-18**

Address: [1](#), 9-15, 25 [Circle Street](#), 357-363 North Goodman Street, 4, 8 Birch Crescent, 911, 917-919, 925-927, 935, 936, and 951 East Main Street, 14607

Zoning District: Community Center (C-2), Public Market Village (PMV)
Description: Rezone 4 and 8 Birch Crescent from R-2 to C-2.

Construct 244 space surface parking lot to serve multiple properties. Includes landscaping improvements. Abandon and acquire of a portion of the Circle Street right-of-way.

Demolish 911 East Main, 4 Birch Crescent, and one of the structures at 936 East Main, a Designated Building of Historic Value (DBHV).

Contact Person: Zina Lagonegro, zina.lagonegro@cityofrochester.gov, 585-428-7054
Notes: Site Plan review in progress; meeting with applicant 10-31-2017.

File #: **SP-13-17-18**

Address: [59](#), 70, and 50 [Goodwill Street](#), 17 Woodside Street, and a portion of 1991 Lake Avenue, 14615

Zoning District: Currently Planned Development (PD) #12
Proposed High Density Residential (R-3)
Description: Rezone 9.38 acres from PD #12 to R-3.

Construct 13 new single family homes and two new multifamily buildings of seven dwelling units each and one mixed use building with 3,000 square feet of commercial space and 160 dwelling units, for a total of 187 new dwelling units. 59, 70, 50 Goodwill and 17 Woodside will be combined into a single parcel. 1991 Lake Avenue will be subdivided into two new parcels.

The one family homes include standard residential driveways and garage, the new multifamily dwellings includes a 147 space surface parking lot. The proposal includes a free standing clubhouse building, outdoor recreational areas, and associated landscaping improvements.

Contact Person: Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Notes: Site Plan review in progress; rezoning going to CPC for recommendation 11-13-2017.

File #: SP-14-17-18
Address: [59 Sullivan Street](#) et al., 14605
Zoning District: Currently Low Density Residential (R-1) and Community Center (C-2)
Proposed Medium Density Residential (R-2) (*Existing Low Density Residential (R-1) zoning at 938 Clifford and Planned Development (PD) #3 zoning at 208-214 Clifford to remain*).
Description: Rezone approximately 33 acres from R-1 and C-2 to R-2.

Construct six new single family homes and 32 new two family homes across multiple sites in the area generally bounded by Rauber, Joseph, Clifford, Clinton, plus Kappel Place. Construct a 14 unit multifamily dwelling at 51 and 59 Sullivan, 50 O'Brien. The project components will utilize 45 existing vacant parcels that will be resubdivided in 34 new parcels.

Change use of a charter school at 938 Clifford to an 18 unit multifamily dwelling. Establish a community center at 200 and 208-214 Clifford and adjust property line.

The one and two family homes include standard residential driveways, the new multifamily dwelling includes a 20 space surface parking lot. The conversion of 938 Clifford includes an existing eight space parking lot at 946 Clifford.

Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan review in progress; rezoning going to CPC for recommendation 11-13-2017.

File #: SP-09-17-18
Address: [1092 Mount Hope Avenue](#), 25 May Street, 14620
Zoning District: Neighborhood Center (C-1) and Low Density Residential (R-1)
Description: Demolish a 3,500 square foot vacant retail structure (florist) and greenhouse and create a 4,500 square foot site for future development. Construct a 22 space ancillary parking lot to serve the restaurants at 1118-1120 and 1132-1138, 1142 Mount Hope Avenue. Rezone 25 May Street from R-1 to C-1 and combine 25 May and 1092 Mount Hope into a single parcel.
Contact Person: Jill Wiedrick, 585-428-6914, jill.wiedrick@cityofrochester.gov
Notes: Site Plan review in progress; rezoning for project was not recommended by CPC. Tentatively scheduled for City Council in December.

File #: SP-03-17-18
Address: [706](#), 710-712, 714, and 722 Dewey Avenue, 14613
Zoning District: Dewey-Driving Park Urban Renewal District-South/C-2
Description: Demolish four structures: vacant vehicle repair (706 Dewey), four family dwelling (710-712 Dewey), two family dwelling (714 Dewey), and three family dwelling (722 Dewey). Construct 9,927 square foot retail structure

(Family Dollar), including a 26 space parking lot, remove five curb openings on Dewey Avenue and install one new curb opening and install associated landscaping improvements. Project includes resubdivision of 706, 710-712, 714, and 722 Dewey Avenue.

Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan approval pending.

File #: **SP-38-16-17**
Address: [625 South Goodman Street](#), 14607
Zoning District: C-2
Description: Construct a 4 story, 117,040sf, 100 dwelling unit multifamily building including a 69 space surface parking lot, 28 space first floor parking garage, and associated site improvements. Applicant is also proposing improvements within the public right-of-way of Uhlen Place and Karges Place.

Contact Person: Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Notes: Site Plan review in progress; street design and access issues involving DES, RFD, and applicant are being resolved.

File #: **SP-02-17-18**
Address: [1 and 15 Manhattan Square Drive](#), 47 and 55 Savannah Street, Inner Loop Development Sites 4 and 5, 14607
Zoning District: CCD-B
Description: Redevelop an 18.18 acre site (multiple parcels) in the southeast portion of Rochester's Center City into a mixed use neighborhood. 2.96 acres are a portion of the former Inner Loop Expressway, 1.67 acres are two parcels owned by the Rochester Urban Renewal Agency (RURA), 13.55 acres are a portion of the existing Strong Museum site.

Construct 8 new buildings including:

- 310,000 sf, 5 story parking structure containing 1,200 spaces
- 100,000 sf, 3 story museum expansion
- 117,800 sf, 5 story, 175 room hotel
- 57,600 sf, 4 story, residential building (Building A)
- 65,200 sf, 4 story, mixed use building (Building B)
- 6,500 sf, 1 story, retail building (Building C)
- 96,100 sf, 4 story, mixed use building (Building D)
- 109,600 sf, 4½ story, residential building (Building E)

Amongst the five residential, retail, and mixed use buildings, there will be approximately 250 dwelling units and 18,000 square feet of retail space.

The new development will have two new dedicated streets and one new private street:

- Adventure Street, public (connecting Manhattan Square Drive and South Union Street. Street will be two 11' travel lanes, two 8' on-

street parking lanes, for a total of 38' wide, curb to curb)

- New Street B, public (connecting Savannah Street and Adventure Street, Street will be two 13' travel lanes, one 8' on-street parking lane, for a total of 34' wide, curb to curb)
- New Street A, private (connecting Howell Street and Adventure Street. Street will be two 13' travel lanes, for a total of 26' wide curb to curb)

Contact Person:
Notes:

Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Site Plan review in progress, environmental review complete, City Council approved land sale 8-15-2017. Meeting with DES, RFD, and application 10-6-2017.

File #:

SP-34-16-17

Address:

270 East Avenue, 14604

Zoning District:

CCD-E

Description:

Construct 4-5 story, 221,000 square foot, mixed use building with retail, office, 120 (+/-) dwelling units, 124 underground and ground level parking spaces, and a public open space

Contact Person:
Notes:

Jason Haremza, jason.haremza@cityofrochester.gov, 585-428-7761
Site Plan review in progress; project requires state variance from fire code for building setback along Union Street

File #:

SP-08-16-17

Address:

[135-165 Murray Street](#), 14606

Zoning District:

M-1

Description:

Legalize the existing salvage yard.

Contact Person:
Notes:

Tom Kicior, thomas.kicior@cityofrochester.gov, 585-428-7762
Site Plan review in progress

PROJECTS IN NEED OF COMMITTEE CONSULTATION:

None